

WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAIDKNOW ALL MEN BY THESE PRESENTS,
007588

That, ROBERT A. ROSENTHAL and ARLYNE R. SACKS, Personal Representatives of the estate of Lewis J. Rosenthal, late of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by RICHARD STAPLES and DEBORAH STAPLES, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, and whose mailing address is 29 Johnson Heights, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said RICHARD STAPLES and DEBORAH STAPLES, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at a point in the northerly right-of-way line of Johnson Heights in the southeast corner of Lot No. 31 as delineated on a Plan of Johnson Heights Extension, dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 50, presently owned by the within Grantor, Sheridan Oldham; thence in a general easterly direction along the northerly right-of-way line of Johnson Heights a distance of fifty feet (50') to the southwest corner of premises presently owned by Richard Staples, et ux, and being Lot No. 29 on a Plan entitled Johnson Heights, dated February 23, 1930, and revised October 31, 1930, and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 26A; thence in a general northerly direction a distance of one hundred feet (100'); thence in a general westerly direction a distance of fifty feet (50') to the northeast corner of premises presently owned by the within Grantor, Sheridan Oldham; thence in a general southerly direction along the easterly boundary line of premises presently owned by the within Grantor, a distance of one hundred feet (100') to the point of beginning.

Meaning and intending hereby to convey a portion of the premises acquired by Lewis J. Rosenthal by deed of George K. Boutelle dated April 18, 1921, and recorded in the Kennebec County Registry of Deeds in Book 594, Page 482; and, see the deed from Sheridan Oldham to Robert A. Rosenthal and Arlyne R. Sacks as Personal Representatives of the estate of Lewis J. Rosenthal conveying all the right, title and interest of Sheridan Oldham to the within described parcel of land which was originally a proposed unaccepted way or street intended to be an extension of Hillcrest Street as delineated on the following two subdivision plans:

- a) Plan entitled Johnson Heights, dated February 23, 1930, and revised October 31, 1930, and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 26A.
- b) Plan entitled Johnson Heights Extension, dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 50.

The within Grantees, Richard Staples and Deborah Staples, are the owners of a parcel of land situated on the southeasterly side of the within described premises; which parcel of land was acquired by deed dated September 28, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2151, Page 251. A Notice of Vacation of the Proposed Town Way is recorded in the Kennebec County Registry of Deeds in Book 3312, Page 159, dated February 29, 1988. A copy of the Notice was forwarded to all of the owners of property on Johnson Heights. No person has claimed an interest in the way adverse to the Personal Representatives of the estate of the late Lewis J. Rosenthal from the date of the recording of the Notice to the date of this deed.

Lewis J. Rosenthal died on March 25, 1986.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **RICHARD STAPLES** and **DEBORAH STAPLES**, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, Personal Representatives of the estate of the late Lewis J. Rosenthal, have hereunto set our hands and seals this 22nd day of March, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Martin E. Hicks

Robert A. Rosenthal
Robert A. Rosenthal, Personal
Representative-Estate of Lewis
Rosenthal

Martin E. Hicks

Arlyne R. Sacks
Arlyne R. Sacks, Personal
Representative-Estate of Lewis
Rosenthal

STATE OF MAINE
KENNEBEC, SS.

Dated: March 22, 1989

Personally appeared the above named **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, Personal Representatives of the estate of the late Lewis J. Rosenthal and acknowledged the foregoing instrument to be their free act and deed in their said capacities.

Before me,

Natalie P. Bragg
Notary Public
Print Name: Natalie P. Bragg
My Commission Expires: 12/18/94



RECEIVED KENNEBEC SS.

1989 APR 21 AM 9:00

ATTEST: James R. [Signature]
REGISTER OF DEEDS